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This Warranty Deed

Book: 2390
Page: 1064
Rec: 06/21/2004
08:26 AM
File# 200451932
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$18.50
DOC: \$525.00

109640

Made this 7th day of June, 2004 A.D.
by MARGIE B. CLYMA, A MARRIED WOMAN f/k/a Margie L. Burkhart

hereinafter called the grantor, to
DONNA R. PERRY, A SINGLE WOMAN

whose post office address is:
1598 CLAUDE ROAD, Orange Park, Florida 32003

hereinafter called the grantee:
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witneseth, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Clay County, Florida, viz:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 05-05-26-014204-000-00


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

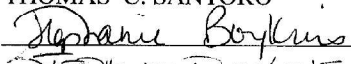
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2003.


In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



THOMAS C. SANTORO - Witness


STEPHANIE BOYKINS - Witness



MARGIE B. CLYMA f/k/a - Seller
MARGIE L. BURKHART - Seller


208/03/05

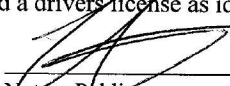
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State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 7th day of June, 2004, by MARGIE B. CLYMA, A MARRIED WOMAN who is personally known to me or who has produced a drivers license as identification.

MARGIE B. CLYMA F/K/A MARGIE L. BURKHART

 Thomas C. Santoro
MY COMMISSION # DD039716 EXPIRES
October 31, 2005
BORN 40 THREE ZERO FIVE INSURANCE, INC.



Notary Public
Print Name: _____
My Commission Expires: _____

✓ PREPARED BY:
RECORD & RETURN TO:
Thomas C. Santoro
1700 Wells Road Suite 5
Orange Park, Florida 32073
(904) 278-8713
File No: 04-12492

EXHIBIT A

A part of the Northwest one-quarter of the Northwest one-quarter of Section 5, Township 5 South, Range 26 East, more particularly described as follows: Commence at the point where the Westerly line of the aforesaid Northwest one-quarter of the Northwest one-quarter intersects with the Southerly right-of-way line of State Road #220; thence run 463.59 feet Easterly along the Southerly right-of-way of State Road #220 to a point; thence run South 4 degrees 20 minutes, 40 seconds West a distance of 250 feet to the point of beginning; thence continue South 4 degrees 20 minutes 40 seconds West a distance of 200 feet to a point; thence run Westerly parallel with the North line of the aforesaid Section 5 to a point on the Westerly line of the aforesaid Northwest one-quarter of the Northwest one-quarter; thence run Northerly 200 feet along the Westerly line of the aforesaid Northwest one-quarter of the Northwest one-quarter to a point; thence run Easterly to the Point of Beginning.

Prepared By and Return To:
Jenny Creech
Kendall Title Services, Inc.
12058 San Jose Blvd. Suite 204
Jacksonville, FL 32223

For the issuance of title insurance, file #: KT21-3060

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed made **April 26, 2021** between:

Grantor: Leonard F. Abbott, a single man	mailing address:	5227 Tilting Oaks Court W., Jacksonville, FL 32258
Grantee: James A. Greene IV and Shelly P. Greene Husband and Wife	mailing address:	411 Perthshire Drive, Orange Park , FL 32073

Witnesseth, that said grantor, for and in consideration of the sum of Five Hundred Thirty Thousand Dollars and zero Cents (\$530,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Clay County, Florida to-wit:

A part of the East 1/2 of the Northeast 1/4 of Section 6, Township 5, South, Range 26 East, Clay County, Florida and more particularly described as follows:

Beginning at the intersection of the South right-of-way line of State Road No. 220 with the East line of said Section 6, thence S 4°17'40"W and along said East line of Section 6, 435.66 feet thence S 89°26'40" W 546.9 feet; thence N. 4°13'35" E 438.85 feet to a point in the aforementioned South right-of-way line of State Road No. 220; thence N. 89°24'40" E., and along said right-of-way line, 132.8 feet; thence N. 89°54'40" E. and along said right-of-way 414.55 feet to the point of beginning.

LESS & EXCEPT: That part recorded in Official Records Book 1531, page 1184

Together with that certain Mobile Home GDWVGA498743072A and GDWVGA498743072B

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

To Have and to Hold, the same in fee simple forever.

Subject to Easements, Restrictions, Reservations and Limitations of record, if any.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

WARRANTY DEED – Continued

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Loti Wilford

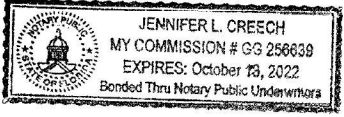
[Signature]
Leonard F. Abbott

[Signature]
Witness Name: Jennifer L. Creech

STATE OF FLORIDA
COUNTY OF DUVAL

This instrument was sworn to and acknowledged before me by means of physical presence or online notarization, this **April 26, 2021** by Leonard F. Abbott, who produced a driver's license as identification.

[Signature]
Notary Public
My Commission expires:



Prepared by:
Glenn A. Taylor
GLENN A. TAYLOR, P.A.
462 Kingsley Avenue, Suite 103
Orange Park, Florida 32073
File Number: 22-250

SALES PRICE: \$150,000.00

WARRANTY DEED

THIS INDENTURE is made this June 13, 2022 A.D. By

Donald W. Egbert, a single man,

whose address is: P.O. Box 2285, Orange Park, Florida 32067,
hereinafter called the grantor, to

James A. Greene and Shelly P. Greene, husband and wife

whose post office address is: 411 Perthshire Dr., Orange Park, Florida 32073,
hereinafter called the grantee:

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Clay County, Florida, viz:

**AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF.**

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel ID Number: **A PORTION OF 060526-014232-000-00**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and convey the property and Grantor hereby warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever.

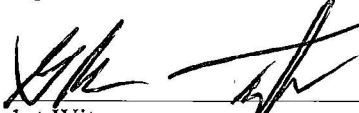
SIGNATURES AND ACKNOWLEDGEMENTS ON PAGE 2

Prepared by:
Glenn A. Taylor
GLENN A. TAYLOR, P.A.
462 Kingsley Avenue, Suite 103
Orange Park, Florida 32073
File Number: 22-250

SALES PRICE: \$150,000.00

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



1st Witness
Glenn A. Taylor
Printed Name



Donald W. Egbert (Seal)

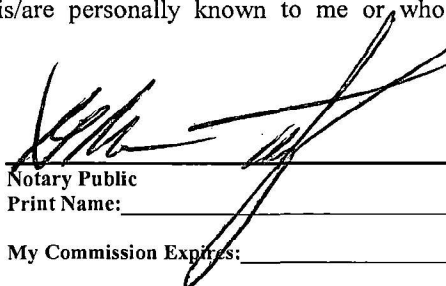
Wendy Kondos
2nd Witness
Wendy Kondos
Printed Name

State of **Florida**

County of **Clay**

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization this June 13, 2022, by Donald W. Egbert, a single man who is/are personally known to me or who has/have produced FL Drivers License as identification.





Notary Public
Print Name: _____
My Commission Expires: _____
(SEAL)

Exhibit "A"

A PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE ON THE EAST LINE THEREOF, SOUTH 04 DEGREES 17 MINUTES 40 SECONDS WEST, 50.15 FEET TO THE SOUTH LINE OF COUNTY ROAD C-220 AND THE POINT OF BEGINNING; THENCE CONTINUE ON SAID EAST LINE, SOUTH 04 DEGREES 17 MINUTES 40 SECONDS WEST, 435.67 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 40 SECONDS WEST, 20.07 FEET; THENCE NORTH 04 DEGREES 17 MINUTES 40 SECONDS EAST, 435.83 FEET TO SAID SOUTH LINE OF COUNTY ROAD C-220; THENCE ON SAID SOUTH LINE, NORTH 89 DEGREES 54 MINUTES 40 SECONDS EAST, 20.06 FEET TO THE POINT OF BEGINNING.

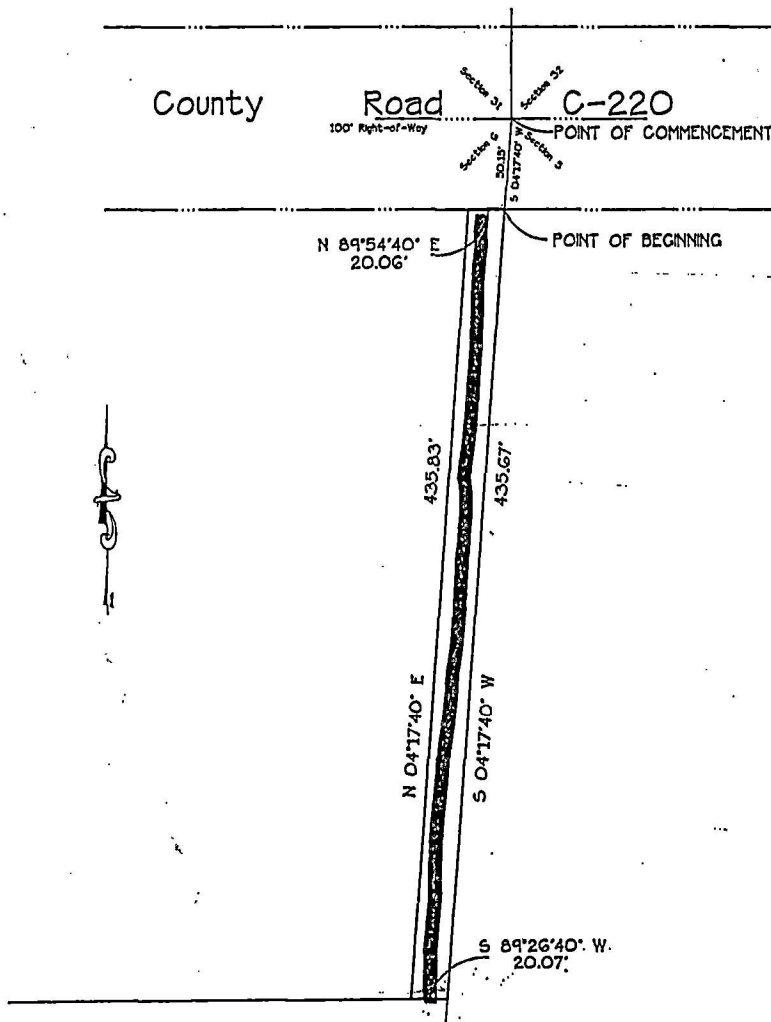
MAP OF (CONTINUATION OF EXHIBIT "A")

A parcel of land situated in Section 6, Township 5 South, Range 26 East, Clay County, Florida, said parcel being more particularly described as follows: Commence at the northeast corner of said Section 6; thence on the east line thereof, South 04 degrees 17 minutes 40 seconds West, 50.15 feet to the south line of County Road C-220 and the point of beginning; thence continue on said east line, South 04 degrees 17 minutes 40 seconds West, 435.67 feet; thence South 89 degrees 26 minutes 40 seconds West, 20.07 feet; thence North 04 degrees 17 minutes 40 seconds East, 435.83 feet to said south line of County Road C-220; thence on said south line, North 89 degrees 54 minutes 40 seconds East, 20.06 feet to the point of beginning.

For: Shelly and James Greene

Scale 1" = 60'

December 2, 2021



Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Harold T. Eiland

Harold T. Eiland
 License No. 15 2518
 EILAND & ASSOCIATES, INC.
 Professional Surveyors & Mappers
 Certificate of Authorization No. LB 1981
 615 BLANDING BOULEVARD
 ORANGE PARK, FLORIDA 32065

Note:
 This map was prepared for descriptive purposes only and does not represent an actual survey.

CLAY COUNTY, FLORIDA
 JOB NO. 43274-B
 12/2/2021 10:07:28 AM 107 125x144 T20 WTTU PCL 6